

**From:** [Christopher Amato](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Executivedirector@protectadks.org](mailto:Executivedirector@protectadks.org)  
**Subject:** "Project 2025-0195; Indian Brook Preserve LLC; Devan Korn"  
**Date:** Monday, October 6, 2025 12:24:00 PM  
**Attachments:** [Protect Comments on Indian Brook Preserve 09.30.2025.pdf](#)

---

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Greetings,

Attached please find the comments of Protect the Adirondacks regarding the above-referenced application.

Regards,

Christopher Amato  
Conservation Director and Counsel  
Protect the Adirondacks  
P.O. Box 48  
North Creek, NY 12853  
(518) 251-2700 (o)  
(518) 860-3696 (c)



**Board of Directors**

Charles Clusen  
**Chair**

Barbara Rottier  
James McMartin Long  
**Vice-Chairs**

Chris Walsh  
**Secretary**

David Quinn  
**Treasurer**

Nancy Bernstein  
John Caffry  
Dean Cook  
Juliet Cook  
James C. Dawson  
Lorraine Duvall  
Robert Glennon  
Roger Gray  
Sidney Harring  
Michala Hendrick  
Sheila Hutt  
Patricia Morrison  
John Nemjo  
Charlie Olsen  
Peter O'Shea  
Philip Terrie

**Staff**

Claudia K. Braymer,  
Esq.  
**Executive Director**

Christopher Amato, Esq.  
**Conservation Director  
and Counsel**

Peter Bauer  
**Fundraising  
Coordinator**

**Via Email**

October 6, 2025

Devan Korn  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

**Re: Indian Brook Preserve, LLC/BAHR Holding, LLC  
Large-Scale Subdivision Application  
Town of Bolton, Warren County  
APA Project 2025-0195**

Dear Mr. Korn:

Protect the Adirondacks (PROTECT) appreciates the opportunity to submit comments on the above-referenced application, which is a conceptual design submitted as Part I of a large-scale subdivision application. The conceptual design is for the creation of 30 building lots on a 95-acre parcel of land classified as Low Intensity Use on the Adirondack Park Land Use and Development Plan Map.

As discussed below, the conceptual design is inadequate in several key respects. It lacks essential baseline natural resource data and omits critical design elements necessary for the Adirondack Park Agency (APA) to properly assess the potential environmental impacts of the proposed subdivision. In addition, the limited natural resource information included in the submission suggests that the project fails to adequately protect the significant wetlands present on the site.

Furthermore, the proposal does not incorporate fundamental conservation design principles appropriate for development in Low Intensity Use areas. As such, we strongly recommend that the conceptual design be revised to include these principles, ensuring greater environmental protection and alignment with the APA's planning and regulatory framework.

**Protect the Adirondacks**

PO Box 48, North Creek, NY 12853 518.251.2700

[www.protectadks.org](http://www.protectadks.org) [info@protectadks.org](mailto:info@protectadks.org)

*Like Us on Facebook and on Instagram/Threads @ProtectAdkPark*

### **Lack of Baseline Ecological and Design Data**

The conceptual design lacks essential information regarding both the site's natural resources and the proposed development's physical layout. PROTECT's review of the project file—obtained through a Freedom of Information Law (FOIL) request—revealed several significant deficiencies:

- No vernal pool survey: There is no evidence that a survey was conducted to identify vernal pools, which are critical seasonal habitats for amphibians and other sensitive species.
- No comprehensive natural resource inventory: The application does not include a thorough, on-site inventory to assess habitat quality, species presence, or other key ecological characteristics of the site.
- Inadequate forest cover data: While the application states that the site is forested, it fails to acknowledge that the area has experienced substantial timber harvesting. There is no information on the current extent of forest cover or how many trees are expected to be removed during development.
- Omission of septic system locations: The proposal indicates that all 30 building lots will rely on on-site wastewater disposal systems, but the locations of these systems are not identified.

Without these baseline data, APA cannot fully, accurately, or lawfully assess the environmental impacts of the proposed subdivision, as required by the Adirondack Park Agency Act and its implementing regulations.

### **Wetlands Are Not Adequately Protected**

The proposed subdivision fails to provide adequate protection for the extensive wetlands present on the site. Rather than avoiding development near these ecologically sensitive areas, the applicant proposes to locate buildings, impervious surfaces, and likely on-site wastewater disposal systems in close proximity to wetlands. This approach is inconsistent with accepted best practices for wetland protection and presents significant risks to both water quality and ecological integrity.

While the conceptual design appears to rely on the standard 100-foot wetland setback outlined in 9 NYCRR § 578.3(a), this buffer is not depicted on the subdivision layout. Even if applied, this setback is likely insufficient given the scale and intensity of the proposed development. The site plan includes high-density housing and a substantial amount of impervious surface area, including a main access road that is situated directly upgradient from two major wetland complexes on the property.

The proposed 100-foot buffer does not adequately account for stormwater flow from steep slopes and impervious surfaces. Without more robust setbacks and mitigation measures, stormwater runoff is likely to carry pesticides, herbicides, fertilizers, and other pollutants commonly associated with residential development into nearby wetlands. Such contaminants can degrade wetland functions, harm aquatic and terrestrial species, and compromise the long-term ecological health of the site.

## **The Subdivision Fails to Comply With Conservation Design Principles**

Conservation design is a planning approach that seeks to preserve natural features and ecological functions while allowing for environmentally responsible development. The key principles of conservation design include identification and protection of natural resources on a project site such as intact forests, wetlands, steep slopes, wildlife habitat and water bodies; clustering development in less ecologically sensitive areas to minimize environmental impacts and preserve large, contiguous tracts of open space; minimizing impervious surfaces and maintaining natural hydrology; providing buffers around wetlands, streams and other ecologically sensitive areas; and maintaining connectivity for wildlife movement and ecosystem function.

The proposed development of 30 lots ranging in size from approximately 1 acre to approximately 12 acres disperses development over a large area and does not reflect conservation design principles. The proposed design fragments open space and places development close to wetlands. Rather than clustering homes and related infrastructure in less sensitive areas to protect ecologically significant areas and preserve large, contiguous tracts of open land, the current design spreads impacts throughout the landscape.

The APA Act specifically recommends application of conservation design principles for residential development on lands designated as Low Intensity Use. *See* Executive Law § 805(3)(e)(1) (endorsing “clustering homes on the most developable portions of these areas”). By dispersing development across an ecologically sensitive site, the current subdivision design is inconsistent with the APA Act’s statutory objective to protect open space and avoid fragmentation in Low Intensity Use areas.

To minimize environmental impacts, the subdivision should be substantially redesigned. Specifically, the number of building lots should be reduced, and development should be clustered within the least environmentally sensitive portion of the site. This approach would also significantly limit the creation of impervious surfaces, thereby reducing stormwater runoff and associated pollution.

In addition, the communal trail system, the ecologically sensitive portions of the site and the open space on the property should be combined into a single protected lot, replacing the current design that incorporates these areas into individually owned lots. The protected lot should be managed by either a homeowner’s association or a land trust and be permanently protected through a conservation easement.

Additionally, all wetland areas should be protected through the establishment of robust, ecologically meaningful buffers of at least 300 feet from any development feature. These wetlands and their surrounding buffers should be formally designated as a conservation area, ensuring their long-term protection and ecological function.

## **Conclusion**

For the reasons outlined above, PROTECT respectfully urges the APA to take the following actions prior to further consideration of this application:

1. Require the applicant to submit a comprehensive natural resource inventory, prepared by a qualified biologist and based on thorough on-site fieldwork, to identify and assess ecological features and sensitive habitats present on the project site.
2. Conduct a site visit during the appropriate seasonal window to determine the presence of vernal pools, which provide critical habitat for amphibians and other sensitive species and may warrant additional protections.
3. Require a full redesign of the subdivision applying conservation design principles, including clustering development away from wetlands and other sensitive natural areas, minimizing impervious surfaces, consolidating infrastructure to preserve open space and protect ecological integrity, and placing ecologically sensitive and open space areas into a single protected lot;
4. Require the subdivision plat to show the lots, on-site septic systems, vernal pools (if any) and all wetland buffer areas.

These steps are essential to ensuring that the proposed development complies with the APA's statutory mandate to protect the natural resources of the Adirondack Park.

On behalf of the Board of Directors of PROTECT, please accept our gratitude for the opportunity to share our comments on this conceptual design.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Amato', with a stylized flourish at the end.

Christopher Amato  
Conservation Director and Counsel

**From:** [dgibson@adirondackwild.org](mailto:dgibson@adirondackwild.org)  
**To:** [APA Regulatory Programs Comments](#); [Korn, Devan F \(APA\)](#)  
**Cc:** [Rice, Barbara \(APA\)](#)  
**Subject:** APA 2025-0195  
**Date:** Friday, September 19, 2025 4:37:21 PM  
**Attachments:** [letter to APA, Indian Brook Preserve Large-Scale Subdivision, Town of Bolton.docx](#)

---

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Devan,  
Please find our comment letter attached.  
Thank you,  
Dave Gibson

David Gibson, managing partner  
Adirondack Wild: Friends of the Forest Preserve  
518-469-4081  
[dgibson@adirondackwild.org](mailto:dgibson@adirondackwild.org)  
[www.adirondackwild.org](http://www.adirondackwild.org)



Virus-free. [www.avast.com](http://www.avast.com)



September 19, 2025

Devan Korn  
Adirondack Park Agency  
P.O. Box 99  
Ray Brook, NY 12977

**Re. “Indian Brook Preserve” Large-Scale Subdivision, Town of Bolton, APA 2025-0195**

Dear Mr. Korn,

We have reviewed what appears on your website as Phase 1 of the “Indian Brook Preserve,” 30-lot, Large-scale Residential Subdivision in Low Intensity Use, Town of Bolton. To our disappointment, the proposed subdivision layout appears to us as a conventional subdivision, with a combination of cul-de-sacs and long, gridded-out, five-acre lots which, rather than minimize disturbance, will spread negative impacts through most of the 90-acres.

The only apparent design consideration presented to the APA thus far is to keep the immediate development footprints out of wetlands and steep slopes, which the applicant has to do anyway to comply with law. This minimalistic, legalistic approach to design is typical of subdivisions anywhere else in New York State. It should be deemed incompatible with the Adirondack Park Agency’s stated objectives for large-scale subdivisions in the Adirondack Park, or even with the purposes, policies, and objectives of Low Intensity Use areas described in the Park’s Private Land Use Plan.

The Phase 1 information submittals to the Agency fail the Large-Scale Subdivision permit request for information in a number of respects, as detailed below. Also, in no way does the proposal even minimally comply with the Agency’s large-scale subdivision permit criteria “including protection of open space, wildlife, and habitat resources, and in accordance with the objectives of conservation design.”

The proposal is not a conservation design. If it were, a full resource inventory would be submitted; evaluated as to thoroughness and completeness; sensitive resources, physical and biological, mapped; contiguous blocks of open space inclusive of those resources also mapped; and only then would lot and roadway lines be drawn in to avoid these combined

resources and arranged so that the lot and roadway ecological impact zones overlap with each other to the maximum extent possible.

From what we can see on the website, none of these objectives of conservation subdivision design have been even minimally achieved so far. The fact that the ecological impact zone of each new home and driveway far exceeds the actual development footprint must be taken into account during project review.

As to the information clearly expected from the Agency during Phase 1 and, to our reading and knowledge, not yet submitted:

1. There is no information, mapped or described, about permanent and intermittent streams;
2. There is none of the requested wildlife habitat information, including but not limited to vernal pools, bird species, deer wintering areas, forest blocks, and more.
3. There is no aquifer information.
4. There is no resource information from area organizations who would be familiar with the project area, such as the Lake George Park Commission, the DEC Natural Heritage Program, The Nature Conservancy, or from land trusts like the Lake George Land Conservancy.
5. There is no composite base map with all available resource information clearly shown along with lot lines and clearing limits. The maps submitted are very indistinct and difficult to read or interpret.
6. Ecological impact zones surrounding each proposed home and driveway are not identified.
7. There are no contiguous, protected blocks of forested open space.

As for the proposed layout, contrary to the Agency's expectation for large-scale subdivisions the proposal does not appear to minimize creation of new disturbances within an otherwise mostly undeveloped forest matrix. The two cul-de-sacs and associated 12 or so building lots in the northern portion of the project area will greatly disturb the area and even appear to cut into wetland buffer areas and steep slopes.

Instead of leaving contiguous wetlands, wetland buffers, and steep slopes alone and not lotted into individual ownerships, practically all of the lot lines appear to bisect these significant landscape features into multiple ownerships which threatens future wetland disturbance, potential degradation of wetland functionality, loss of any forest management opportunities, and erosion in areas of steeper slopes. The backlot lines should be shortened and kept out of the wetlands and steep slopes.

As for the Agency's Phase 1 requested project alternative designs, none are shown. The final schematic in the package may be a submitted alternative but, if so, it is not marked or described as such. The lack of marked and described alternatives that would better avoid project impacts on sensitive resources and open space and meet the Agency's large-scale



subdivision application goal of being in accordance with the principles of conservation design is a glaring omission.

We hope that during public comments, the applicant will be encouraged by the Agency to seek the advice of scientific, resource, planning, and smart design professionals who abound in the Lake George area, and seriously consider alternative conservation designs less wasteful of land and impactful of resources.

Thank you for considering our comments and concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gibson".

David Gibson, Managing Partner

Cc: Barbara Rice, APA Executive Director  
John Burth, APA  
APA Members and Designees

Adirondack Wild: Friends of the Forest Preserve  
P.O. Box 9247, Niskayuna, NY 12309  
[www.adirondackwild.org](http://www.adirondackwild.org)  
518-469-4081

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Petteyskat98@gmail.com](mailto:Petteyskat98@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Thursday, October 9, 2025 8:03:21 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Katelyn Petteys , [Petteyskat98@gmail.com](mailto:Petteyskat98@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Katelyn Petteys  
Email from: [Petteyskat98@gmail.com](mailto:Petteyskat98@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing in support of the proposed Pinehurst Subdivision in Bolton. The project reflects a responsible and well-planned approach to residential development within the Adirondack Park. Its design thoughtfully integrates with the surrounding landscape while incorporating public amenities such as trail connections, a potential town park, and interior walking paths that promote community recreation and connectivity.

The proposal demonstrates an understanding of both environmental stewardship and local character, aligning with the broader goals of sustainable development within the Park. By balancing growth with preservation, Pinehurst represents a model for future projects that respect the natural and cultural integrity of the Adirondacks.

Respectfully submitted,  
Katelyn Petteys

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [johncarr1966@gmail.com](mailto:johncarr1966@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Thursday, October 9, 2025 12:46:59 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, John Carr , [Johncarr1966@gmail.com](mailto:Johncarr1966@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: John Carr  
Email from: [Johncarr1966@gmail.com](mailto:Johncarr1966@gmail.com)  
Address: 8 Forest Ridge Lake George Ny 12845  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

If we are going to have any housing in this area, new lots need to be created. This subdivision needs no variances and if complaint with all the approved laws for the Town of Bolton.  
John Carr

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [melissaoreilly2278@gmail.com](mailto:melissaoreilly2278@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 1, 2025 2:16:04 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Melissa O'Reilly, [melissaoreilly2278@gmail.com](mailto:melissaoreilly2278@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Melissa O'Reilly  
Email from: [melissaoreilly2278@gmail.com](mailto:melissaoreilly2278@gmail.com)  
Address: 19 Prince Taylor Path Ticonderoga NY 12883  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Excellent opportunity to bring more housing to our area. So many people want to move north and we welcome them!

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [valeriejm13@verizon.net](mailto:valeriejm13@verizon.net)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Thursday, October 9, 2025 8:40:52 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Valerie Erceg, [valeriejm13@verizon.net](mailto:valeriejm13@verizon.net)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Valerie Erceg  
Email from: [valeriejm13@verizon.net](mailto:valeriejm13@verizon.net)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

To whom it may concern,

Bolton Landing could use a subdivision that has the attributes and amenities that is described in this application. This type of subdivision would enhance the overall Bolton community in my humble opinion.

Thank you,  
Valerie Erceg

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jwheatley@edcwc.org](mailto:jwheatley@edcwc.org)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 2:18:01 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, John Wheatley, [jwheatley@edcwc.org](mailto:jwheatley@edcwc.org)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: John Wheatley  
Email from: [jwheatley@edcwc.org](mailto:jwheatley@edcwc.org)  
Address: 11 South Street Glens Falls NY 12801  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing to express my support for the proposed Pinehurst Subdivision in the Town of Bolton. This project represents a balanced, forward-thinking approach to housing development within the Adirondack Park—one that both respects the natural environment and addresses the region's growing housing needs.

The Pinehurst proposal envisions 30 new homes across approximately 94.5 acres, with carefully planned lot sizes and dedicated open space, including a 3.37-acre trail system, a potential public trailhead, and interior walking paths that will tie into Bolton's broader recreational network.

The layout demonstrates a commitment to preserving the scenic landscape while creating a neighborhood that can welcome year-round residents, families, and local employees.

Across Warren County and the greater Adirondack region, the shortage of available housing has become a major obstacle to attracting and retaining workforce talent, supporting local businesses, and sustaining community life. Pinehurst is well-positioned to help address this challenge. Its location near I-87, the Sagamore Golf Course, and Bolton's downtown offers convenient access to jobs, schools, and services, making it an ideal setting for families and professionals who want to live and work in the region.

This project exemplifies smart growth principles: blending new housing with conservation, supporting community amenities, and strengthening the local tax base without compromising the rural character that defines Bolton. It is exactly the type of well-designed, environmentally sensitive development that should be encouraged within the Adirondack Park.

I respectfully encourage the Adirondack Park Agency to approve this proposal and allow the project to move forward.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [gteresi@LSLawNY.com](mailto:gteresi@LSLawNY.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 3:21:16 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Gregory Teresi, [gteresi@LSLawNY.com](mailto:gteresi@LSLawNY.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gregory Teresi  
Email from: [gteresi@LSLawNY.com](mailto:gteresi@LSLawNY.com)  
Address: 3300 State Route 9L Lake George New York 12845  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Please accept my comments supporting Indian Brook Preserve's application for approval to develop 30 homes on 95 acres. Warren county has a desperate need for housing and this project would help alleviate some of that need. In reviewing the plans this appears to be a well thought out and designed project that delicately balances the need to preserve our forests but provide for residential housing. This type of balanced development should be encouraged in the Adirondack Park. Thank you for your consideration.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [gth@LakeGeorgeRE.com](mailto:gth@LakeGeorgeRE.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 4:07:05 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Glenn Harris, [gth@LakeGeorgeRE.com](mailto:gth@LakeGeorgeRE.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Glenn Harris  
Email from: [gth@LakeGeorgeRE.com](mailto:gth@LakeGeorgeRE.com)  
Address: 9 , Panther Mountain Drive Chestertown NY 12817  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Our area needs more single family homes and having local developers that are concerned with caring for our beautiful corner of the Adirondacks is a definite plus!



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [adkrealtygroup@gmail.com](mailto:adkrealtygroup@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 5:09:54 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Brooke Clark , [adkrealtygroup@gmail.com](mailto:adkrealtygroup@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brooke Clark  
Email from: [adkrealtygroup@gmail.com](mailto:adkrealtygroup@gmail.com)  
Address: 82 SKYLARK LANE PO Box 21 NY 12870  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I would like to express my full support for the proposed Pinehurst Subdivision project in Bolton. This thoughtfully designed 30-home neighborhood represents a balanced and responsible approach to development that aligns with the values and character of the Adirondack Park while addressing the community's evolving housing needs.

The project's design emphasizes harmony with the natural landscape, incorporating features such as interior walking trails that will directly connect to a proposed public trailhead and hiking network, as well as a potential town park. These components will not only enhance recreational opportunities for residents and visitors but also promote community connectivity, active lifestyles, and stewardship of the surrounding environment.

Pinehurst's strategic location—close to the Northway, Sagamore Golf Course, and the shops and restaurants of Bolton—ensures that future homeowners will enjoy both convenience and quality of life without compromising the charm and character that define the region. By integrating thoughtful planning, community-oriented amenities, and environmental sensitivity, the Pinehurst Subdivision will strengthen Bolton's year-round residential base and contribute positively to the area's long-term vitality.

For these reasons, I strongly support the project and encourage its approval.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bleibtrey@gmail.com](mailto:bleibtrey@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 8:02:36 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Mark Bleibtrey , [bleibtrey@gmail.com](mailto:bleibtrey@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mark Bleibtrey  
Email from: [bleibtrey@gmail.com](mailto:bleibtrey@gmail.com)  
Address: 26 Stonehurst Queensbury NEW YORK 12804  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

The proposed subdivision sounds like a well planned subdivision. Seems to be environmentally friendly and appropriate for the Town of Bolton.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [oneilpe@msn.com](mailto:oneilpe@msn.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, October 7, 2025 9:51:10 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Peter Oneil, [oneilpe@msn.com](mailto:oneilpe@msn.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Peter Oneil  
Email from: [oneilpe@msn.com](mailto:oneilpe@msn.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Definitely for this subdivision. I think the proposed use and layout fits well within the space. Having a lot of green space and nature trails is a big plus.  
Being from this area my entire life and working locally, it would be nice to see a subdivision in Bolton Landing actually happen, and not just sit there on paper.  
Hoping this will help bring more families to the area and help our declining school enrollment.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pam@daviesrealty.net](mailto:pam@daviesrealty.net)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, October 7, 2025 11:28:44 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Pam Hawley Dean, [pam@daviesrealty.net](mailto:pam@daviesrealty.net)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Pam Hawley Dean  
Email from: [pam@daviesrealty.net](mailto:pam@daviesrealty.net)  
Address: 248 Sly Pond Rd Fort Ann NY 12827  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I believe that different housing options are key to keeping the area affordable for locals. Also for encouraging people to move into the area for the great quality of life this region is known for.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [annelcoffey@icloud.com](mailto:annelcoffey@icloud.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, October 7, 2025 1:36:36 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Anne and Peter Coffey, [annelcoffey@icloud.com](mailto:annelcoffey@icloud.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Anne and Peter Coffey  
Email from: [annelcoffey@icloud.com](mailto:annelcoffey@icloud.com)  
Address: 330 Terrace Road Schenectady NY 12306  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

We are writing in support of the Indian Brook Preserve LLC, (2025-0195). We are the owners of rural acreage that abuts the north, northeast corner of the proposed subdivision. A mid-summer storm (tornado) left tangled blowdown and uprooted trees in the vicinity where our property meets Mr. Layton's and that of a third neighbor to us both. Because it was easier to access the damaged area from the proposed subdivision land, Mr. Layton graciously offered to meet us at Route 11 and subsequently spent the morning guiding us to our property over, around, and through much of the proposed subdivision acreage. As we walked, Mr. Layton spoke of what he envisioned for this community he hoped to build. Here would be an opportunity for people to live and work in the lake-and-mountain environment they loved without negatively impacting it. We were impressed with his vision; and we could see for ourselves, even at this early stage of development, evidence that care had been taken to respect the contours of the land to preserve its drainage and the protective role of forest vegetation for sound mitigation and privacy. We appreciate that Mr. Layton has already shown himself to be a good neighbor to us. That aside, we believe that our property can only be positively impacted by acceptance of the Indian Brook Preserve subdivision proposal, as we believe the town of Bolton will too.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Anna@QMGLLC.com](mailto:Anna@QMGLLC.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, October 7, 2025 5:10:30 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Anna Smith , [Anna@QMGLLC.com](mailto:Anna@QMGLLC.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Anna Smith  
Email from: [Anna@QMGLLC.com](mailto:Anna@QMGLLC.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Hello- I support this project and Zachary's endeavor. I think it would be a great asset to the community.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [field2originalmusic@gmail.com](mailto:field2originalmusic@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, October 7, 2025 7:25:18 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Thaddeus cudak, [field2originalmusic@gmail.com](mailto:field2originalmusic@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Thaddeus cudak  
Email from: [field2originalmusic@gmail.com](mailto:field2originalmusic@gmail.com)  
Address: 12814  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

County rte 11 was supposed to be protected for its view ,bolton already too crowded,,do not need this in this town ,it will make it less wild and more like lake george,why not protect land close to or in watersheds ,plenty of other spots close ,wich will not change the character,if I was gonna build my dream home would want all the land protected around me

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [James.Sullivan571@gmail.com](mailto:James.Sullivan571@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, October 7, 2025 8:17:35 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, James R Sullivan, [James.Sullivan571@gmail.com](mailto:James.Sullivan571@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: James R Sullivan  
Email from: [James.Sullivan571@gmail.com](mailto:James.Sullivan571@gmail.com)  
Address: 1016 State Route 52 NY 12586  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing to express my opposition to the proposed project known as Indian Brook Preserve LLC (APA Project 2025-0195), which seeks to subdivide approximately 95 acres in the Town of Bolton into 30 residential building lots with a subdivision road and common trail system.

This level of residential development is excessive and inconsistent with the purpose and spirit of the Adirondack Park Land Use and Development Plan, especially within an area classified as Low Intensity Use. The Adirondack Park is a unique natural resource that requires careful, conservation-minded planning. Increasing residential density on this scale will result in:

Loss of Forest Cover and Wildlife Habitat – Subdividing the land into 30 lots will fragment habitat and disrupt wildlife corridors essential to local species.

Negative Impact on Scenic Character – The Town of Bolton and its surroundings are valued for their natural beauty. Large-scale residential development threatens the visual integrity of the landscape.

Cumulative Environmental Impacts – Roads, infrastructure, and increased human activity will contribute to runoff, noise, and light pollution, degrading both water quality and ecological health.

Contradiction to Adirondack Stewardship Values – The Adirondack Park was established to balance private ownership with long-term conservation. Projects of this scale undermine the Park's conservation mission.

I urge the Agency to deny this proposal or require substantial redesign and downsizing to ensure the protection of forested lands and preservation of open space. The best legacy we can leave is one that keeps the Adirondacks wild, maintaining its forests, wildlife, and natural landscapes for future generations.



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [steveval0212@aol.com](mailto:steveval0212@aol.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 8, 2025 8:02:53 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Stephen Valentino , [steveval0212@aol.com](mailto:steveval0212@aol.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Stephen Valentino  
Email from: [steveval0212@aol.com](mailto:steveval0212@aol.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I support the proposed subdivision because it provides much needed housing and opportunity that will allow families to live in Bolton Landing year-round  
The project avoids, wetlands and steep slopes requires no variance and includes a proposed hiking trail for the public to enjoy. This is what you call a good development.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Sldk28@aol.com](mailto:Sldk28@aol.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 8, 2025 8:53:13 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Shari Dufresne, Sldk28@aol.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Shari Dufresne  
Email from: [Sldk28@aol.com](mailto:Sldk28@aol.com)  
Address: Bolton Landing  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Please do not approve this subdivision. The small town of Bolton is already overcrowded. We used to be a cozy little town and now it's grown and continues to grow. It has lost its quaintness which is what drew people to the town to begin with. The wild animals can be seen all throughout town now. They are being pushed out of their habitat. More and more accidents will happen with deer being pushed out onto the roads. Please say no. Protect the wilderness around Bolton Landing.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [joshjevons@gmail.com](mailto:joshjevons@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 8, 2025 9:26:40 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Joshua Jevons, [joshjevons@gmail.com](mailto:joshjevons@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Joshua Jevons  
Email from: [joshjevons@gmail.com](mailto:joshjevons@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I would like to express my strong support for the proposed project in Bolton, New York. This development represents a meaningful opportunity to address the ongoing need for quality housing in the region. As many residents and local employers can attest, there is a significant demand for additional housing options that allow people to live and work within the same community.

The project's proximity to the Northway offers convenient access for commuters and visitors alike, making it an ideal location for both permanent residents and seasonal workers who contribute to the local economy. This thoughtful placement enhances accessibility while maintaining Bolton's small-town character and connection to the greater Adirondack region.

Equally commendable is the developer's commitment to dedicating a trailhead to the town for public recreational use. This addition will not only expand outdoor opportunities for residents and visitors but also strengthen Bolton's reputation as a community that values its natural surroundings and promotes healthy, active lifestyles.

In all, this proposal balances growth, accessibility, and respect for the environment—qualities that make it a positive step forward for Bolton and Warren County.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Armypac13@yahoo.com](mailto:Armypac13@yahoo.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 8, 2025 10:35:12 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Philip coon, Armypac13@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Philip coon  
Email from: [Armypac13@yahoo.com](mailto:Armypac13@yahoo.com)  
Address: 574 Potter hill road Bolton landing New york 12814  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I oppose this development. We have already lost the quaint town we used to be. There are no affordable houses as it is. These will be out of town/ state homes. I'm sure they will end up sitting vacant for many months like a ton of other houses around bolton. The locals are getting driven out. We also need to protect nature. What happened to forever wild?. The board keeps approving all of this building for nothing other than greed. Why keep cutting big swaths of land out for more and more people in our already over crowded town. If you take a walk dodown into that area and pay attention I'm sure you will see more wildlife than your realize.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jc224638@gmail.com](mailto:jc224638@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 8, 2025 10:50:45 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Jamie Curtis, [jc224638@gmail.com](mailto:jc224638@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jamie Curtis  
Email from: [jc224638@gmail.com](mailto:jc224638@gmail.com)  
Address: 41 Mill Road Greenfield NY 12833  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Hi Mr. Korn,

As a former resident and business owner in the Bolton Landing community for over 20 years, with my family still residing on New Vermont Road, I am writing to express my strong support for this project.

I believe this development will be healthy for both the community and the school district, and I anticipate it will have a positive impact on many levels. This project will add to and enrich the charm and character that make Bolton Landing such a special place to me and many others.

Sincerely,  
Jamie Curtis

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [glyon124@gmail.com](mailto:glyon124@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 8, 2025 12:33:34 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Gregory Lyon, [glyon124@gmail.com](mailto:glyon124@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Gregory Lyon  
Email from: [glyon124@gmail.com](mailto:glyon124@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

We have had a housing issue for a number of years now. Everything I have gathered, this will help satisfy that in a beautiful area without imposing on or disturbing wetlands, steep slopes or other protected areas, Truly a win win. Also, adding in a proposed town park along will give parents a place to bring and raise their children and the hiking trails will attract an outdoor enthusiast and give people access to explore what the area has to offer. Pinehurst sounds like it can be a place for families to live for generations.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [nackleyphillip98@gmail.com](mailto:nackleyphillip98@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 1:12:22 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Phillip Nackley, [nackleyphillip98@gmail.com](mailto:nackleyphillip98@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Phillip Nackley  
Email from: [nackleyphillip98@gmail.com](mailto:nackleyphillip98@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I see this proposed subdivision as a positive example of what development in the Adirondacks should look like. It's carefully planned, it protects sensitive resources, it provides community benefits like trails, and it's guided by professionals at every step. This is the type of project we need more of.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [hartfordethan49@gmail.com](mailto:hartfordethan49@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 1:16:22 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Ethan Pike, [hartfordethan49@gmail.com](mailto:hartfordethan49@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Ethan Pike  
Email from: [hartfordethan49@gmail.com](mailto:hartfordethan49@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This project proves that housing growth and conservation can go hand in hand. Pinehurst creates new opportunities for people to live in Bolton while protecting wetlands and steep slopes. That's balanced and responsible planning.



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [vnackley@utica.edu](mailto:vnackley@utica.edu)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 1:21:51 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Victoria Battin, [vnackley@utica.edu](mailto:vnackley@utica.edu)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Victoria Battin  
Email from: [vnackley@utica.edu](mailto:vnackley@utica.edu)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I have vacationed in Bolton for over 20 years and love this Town. The addition of a trail network is a real plus. It's nice to see a developer giving back something that the public can use and enjoy.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Patriciasavagesells@gmail.com](mailto:Patriciasavagesells@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 2:04:40 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Pat Savags , [Patriciasavagesells@gmail.com](mailto:Patriciasavagesells@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Pat Savags  
Email from: [Patriciasavagesells@gmail.com](mailto:Patriciasavagesells@gmail.com)  
Address: 4 Cliffside Drive Bolton Landing NY 12814  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am very excited for the new Pinehurst Sub division in Bolton Landing  
I live on the lake right down the road in NW Bay. There is so much demand for private beautiful spaces for a family home and there just aren't enough well laid out developments. We are excited for Zach as we know what he does he does the proper way. We wish him so much luck and cannot wait to see it  
Patricia and Adam Savage

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [lockwoodkiernan@gmail.com](mailto:lockwoodkiernan@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 2:06:40 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Kiernan Lockwood, [lockwoodkiernan@gmail.com](mailto:lockwoodkiernan@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Kiernan Lockwood  
Email from: [lockwoodkiernan@gmail.com](mailto:lockwoodkiernan@gmail.com)  
Address: Diamond Point NY  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I grew up in the Adirondack region and have always valued the natural beauty and sense of community here. I believe the Pinehurst subdivision will be a positive addition to Bolton. The project is designed to fit with the Adirondack landscape while also creating much-needed housing for families who want to live here year-round. With the inclusion of trails and the potential for a town park, it adds amenities that benefit both residents and visitors. I think this is a thoughtful plan that strengthens the community while preserving the character of the area I've always called home.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [michael@acrn-ny.com](mailto:michael@acrn-ny.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 2:13:09 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Michael T Murray, [michael@acrn-ny.com](mailto:michael@acrn-ny.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Michael T Murray  
Email from: [michael@acrn-ny.com](mailto:michael@acrn-ny.com)  
Address: Glens Falls NY 12801  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I fully support the Pinehurst Subdivision proposal. It thoughtfully integrates with the natural Adirondack landscape, provides walking trails and community spaces, and will be a valuable addition to the Bolton area for families and residents.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jjmcreynolds10@gmail.com](mailto:jjmcreynolds10@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 2:17:12 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, James McReynolds, [jjmcreynolds10@gmail.com](mailto:jjmcreynolds10@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: James McReynolds  
Email from: [jjmcreynolds10@gmail.com](mailto:jjmcreynolds10@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Great to see such well planned and organized projects like this. Well thought out with low impact to the environment. But quality and practical craftsmanship and development.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [mark.sidoti@nbtbank.com](mailto:mark.sidoti@nbtbank.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 2:23:43 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Mark Sidoti, [mark.sidoti@nbtbank.com](mailto:mark.sidoti@nbtbank.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mark Sidoti  
Email from: [mark.sidoti@nbtbank.com](mailto:mark.sidoti@nbtbank.com)  
Address: 20 Fairwood Drive Queensbury New York 12804  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This project is exactly what Bolton Landing needs to grow the community and attract younger people to want to live here. The developer has given careful thought into the planning of this project and its surrounding to the Adirondack Park and Lake George Region.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jjlkmw@yahoo.com](mailto:jjlkmw@yahoo.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 2:38:27 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Jeffrey Lockwood, [jjlkmw@yahoo.com](mailto:jjlkmw@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jeffrey Lockwood  
Email from: [jjlkmw@yahoo.com](mailto:jjlkmw@yahoo.com)  
Address: 38 Wincrest Drive Queensbury NY 12804  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am writing in support of Project 2025-0195, the Pinehurst subdivision in Bolton. This project has been thoughtfully designed to fit within the Adirondack landscape while offering community benefits such as walking trails, a potential public trailhead, and a town park. Pinehurst will provide quality housing for families and year-round residents while supporting the local economy and preserving Bolton's unique character. I encourage approval of this project.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Jeffandpamyork@gmail.com](mailto:Jeffandpamyork@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 3:04:01 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Jeff york, [Jeffandpamyork@gmail.com](mailto:Jeffandpamyork@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jeff york  
Email from: [Jeffandpamyork@gmail.com](mailto:Jeffandpamyork@gmail.com)  
Address: 6 Ben Guiles dr lake george  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

the proposed subdivision is well conceived and will be a benefit to the town and resort type visitors as well



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [trevorholcombdc@yahoo.com](mailto:trevorholcombdc@yahoo.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 4:02:17 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Trevor Holcomb, [trevorholcombdc@yahoo.com](mailto:trevorholcombdc@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Trevor Holcomb  
Email from: [trevorholcombdc@yahoo.com](mailto:trevorholcombdc@yahoo.com)  
Address: 18 Grant Ave Glensfalls NY 12801  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

12801

This subdivision will be a great add for the area. This will be great for a year round local economy in Bolton and Lake George. I look forward to seeing how this opportunity turns out.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Dfay@nbtbankcom](mailto:Dfay@nbtbankcom)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 4:10:20 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, David Fay , [Dfay@nbtbankcom](mailto:Dfay@nbtbankcom)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: David Fay  
Email from: [Dfay@nbtbankcom](mailto:Dfay@nbtbankcom)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This will be a great project and help serve the need for more single family homes in the community. I am a loan officer for NBT Bank. We need more options for homeowners to buy - The inventory is still lite

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [philtuckermarketing@gmail.com](mailto:philtuckermarketing@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, October 3, 2025 10:08:20 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Philip Tucker, [philtuckermarketing@gmail.com](mailto:philtuckermarketing@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Philip Tucker  
Email from: [philtuckermarketing@gmail.com](mailto:philtuckermarketing@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I am in favor of this subdivision project and feel the village of Bolton and the greater Lake George area would benefit should the project meet with the agency's approval.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Gp17claf@siena.edu](mailto:Gp17claf@siena.edu)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Saturday, October 4, 2025 6:04:54 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Garrett Claffey, [Gp17claf@siena.edu](mailto:Gp17claf@siena.edu)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Garrett Claffey  
Email from: [Gp17claf@siena.edu](mailto:Gp17claf@siena.edu)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I believe this is a great plan to bring families back to the area. You can tell by the plans and the intent that this was thoughtfully designed by people that care about keeping the environment and Adirondacks beautiful while bolstering the local economy. I am in favor of this and am excited to see the development that's to come!

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [thomas.zackary@yahoo.com](mailto:thomas.zackary@yahoo.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Sunday, October 5, 2025 8:05:27 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Zackary Thomas, [thomas.zackary@yahoo.com](mailto:thomas.zackary@yahoo.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Zackary Thomas  
Email from: [thomas.zackary@yahoo.com](mailto:thomas.zackary@yahoo.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This development would be great for the community adding more housing in the area. In addition, hiking trails and a park will allow the community to enjoy the property and nature it provides. I agree with moving forward on this development.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [bradysausville@icloud.com](mailto:bradysausville@icloud.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Sunday, October 5, 2025 8:16:04 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Brady Sausville, [bradysausville@icloud.com](mailto:bradysausville@icloud.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Brady Sausville  
Email from: [bradysausville@icloud.com](mailto:bradysausville@icloud.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I basically grew up in the Adirondacks. I think this would be a great asset to the town and community and in turn bring people together

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [dougjett@gmail.com](mailto:dougjett@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Sunday, October 5, 2025 9:14:19 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, doug ketterer, [dougjett@gmail.com](mailto:dougjett@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: doug ketterer  
Email from: [dougjett@gmail.com](mailto:dougjett@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

The proposed hiking and walking trails are a nice addition to this project. It's nice to see something that benefits both new residents and the wider community at the same time.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [nick@deckerslandsolutions.com](mailto:nick@deckerslandsolutions.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Sunday, October 5, 2025 11:53:56 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Nick Decker, [nick@deckerslandsolutions.com](mailto:nick@deckerslandsolutions.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Nick Decker  
Email from: [nick@deckerslandsolutions.com](mailto:nick@deckerslandsolutions.com)  
Address: 1632 Main Street Pattersonville NY 12137  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

This subdivision will bring good to Bolton. I know the owner of the land, Zack, and he is a great standup guy who has personally helped me out a lot. Bringing more housing to the Lake George Region would add tons of value to the economy and community.



**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [our911s@hotmail.com](mailto:our911s@hotmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Sunday, October 5, 2025 6:55:42 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Mark Dickinson, [our911s@hotmail.com](mailto:our911s@hotmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Mark Dickinson  
Email from: [our911s@hotmail.com](mailto:our911s@hotmail.com)  
Address: 42 Sullivan pl Lake George NY 12845  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I don't see any bad implications on this development in surrounding areas around the lake or in the Adirondack Park there is no reason this subdivision shouldn't proceed as planned

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Kwill6th@protonmail.com](mailto:Kwill6th@protonmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Sunday, October 5, 2025 9:10:47 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Katrina Williams, [Kwill6th@protonmail.com](mailto:Kwill6th@protonmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Katrina Williams  
Email from: [Kwill6th@protonmail.com](mailto:Kwill6th@protonmail.com)  
Address: 3 Racawana Road Lake George NY 12845  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I'm writing to express my support for the proposed Pinehurst subdivision and its developer, Zack Layton. Zack grew up in this community and cares deeply about the land and the people who call it home. He's not representing a large corporation or an out-of-town builder but understands Bolton's unique beauty, village charm, and fragile ecosystem. His project reflects those values, maintaining what makes Bolton special while creating opportunities for families and year-round residents. I've known Zack for many years and know him to be thoughtful, honest, hardworking, and bright. Educated in our local schools, he returned after college with a genuine desire to help foster a community that future generations will want to come back to. The Pinehurst design honors the Adirondack landscape and includes features like trails, a possible public trailhead, and a town park that strengthen our connection to the outdoors. I believe Zack has the integrity and vision to make Pinehurst a project Bolton can be proud of, and I encourage your full support.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [Firebug225@yahoo.com](mailto:Firebug225@yahoo.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 2:26:30 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Jeremy Coon, Firebug225@yahoo.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jeremy Coon  
Email from: [Firebug225@yahoo.com](mailto:Firebug225@yahoo.com)  
Address: 612 Coolidge Hill Rd Diamond Point NY 12824  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Thank you for the opportunity to comment. The developer is an intelligent, energetic, eager and thoughtful young businessman. It is warming to see someone so willing to create more opportunities for families to have the opportunity for full time residency in the town of Bolton. Hopefully he also granted the opportunity to create a potential park and add some more walking trails to this beautiful town. I strongly recommend this plan received your overall approval. Thank you for your time.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [pbaker141@gmail.com](mailto:pbaker141@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Monday, October 6, 2025 10:44:20 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Paul Baker, [pbaker141@gmail.com](mailto:pbaker141@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Paul Baker  
Email from: [pbaker141@gmail.com](mailto:pbaker141@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I believe this project will benefit the community as a whole. New housing available for families as well as a community trail. Seems like a win win to me. I see no reason not to move forward.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [kimscott1020@gmail.com](mailto:kimscott1020@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Wednesday, October 1, 2025 4:51:24 PM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Kimberly Scott, kimscott1020@gmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Kimberly Scott  
Email from: [kimscott1020@gmail.com](mailto:kimscott1020@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

I completely support this subdivision and respect the players involved in putting it together. It's a win/win for our community and new home owners.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [jpatrickreed50@gmail.com](mailto:jpatrickreed50@gmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Tuesday, September 23, 2025 9:06:16 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, Jacob Reed, [jpatrickreed50@gmail.com](mailto:jpatrickreed50@gmail.com)" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: Jacob Reed  
Email from: [jpatrickreed50@gmail.com](mailto:jpatrickreed50@gmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

Please limit tree clearing at the proposed location. Also create a storm water management plan for the site to limit runoff and the movement of pollutants and sediment.

**From:** [noreply-pc@apa.ny.gov](mailto:noreply-pc@apa.ny.gov)  
**To:** [APA Regulatory Programs Comments](#)  
**Cc:** [slaymaksj@hotmail.com](mailto:slaymaksj@hotmail.com)  
**Subject:** APA Project 2025-0195 Public Comments  
**Date:** Friday, September 26, 2025 9:42:13 AM

---

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

The following public comment was made with your email address as the source.  
If this is an error, please contact the New York State Adirondack Park Agency at 518-891-4050 or by sending an email to [RPcomments@apa.ny.gov](mailto:RPcomments@apa.ny.gov).  
Please copy "2025-0195, stephanie slaymaker, slaymaksj@hotmail.com" into your message for our reference.

\*\*\*\*\*

Attn: Devan Korn  
Comments from: stephanie slaymaker  
Email from: [slaymaksj@hotmail.com](mailto:slaymaksj@hotmail.com)  
Address:  
Re: Agency Project 2025-0195, Indian Brook Preserve LLC

My Comments:

It seems like a large subdivision would cause too much environmental impact and stress on local resources. I think they should decrease the number of plots.

**From:** [Chris Navitsky](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Indian Brook Preserve, LLC - APA Application # 2025-0195  
**Date:** Thursday, October 9, 2025 2:16:58 PM  
**Attachments:** [Outlook-4kca251x.png](#)  
[indian brook preserve llc apa 1 100925.pdf](#)

---

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Mr. Korn -

Thank you for the opportunity to provide comment regarding the above reference application. Please find attached the detailed comments of the Lake George Waterkeeper for your review.

Please feel free to contact me regarding any questions.

Have a great day!

Best regards -

Chris

Chris Navitsky, P.E.  
Lake George Waterkeeper  
P.O. Box 408  
Lake George, NY 12845  
518-920-3880

[www.lakegeorgewaterkeeper.org](http://www.lakegeorgewaterkeeper.org)



Member of Waterkeeper Alliance





PO Box 351, Lake George, NY 12845  
518.668.9700  
info@lakegeorgewaterkeeper.org  
lakegeorgewaterkeeper.org

October 9, 2025

Mr. Devan Korn  
**Adirondack Park Agency**  
P.O. Box 99, Route 86  
Ray Brook, NY 12977

**Re: APA Project 2025-0195**  
**Indian Brook Preserve, LLC – County Route 11 (139.1-1-46.110)**  
**Bolton (T), Warren Co.**

Dear Mr. Korn:

The above referenced Adirondack Park Agency (“APA”) permit application was personally reviewed in my capacity as a licensed professional engineer and the Lake George Waterkeeper. The Waterkeeper appreciates the opportunity to provide comments on major projects at the conceptual stage of the process to implement important design elements that will reduce extent of disturbance and impact on natural resources and vital ecosystem services. The level of detail is appreciated in the application regarding the location of important natural resources such as wetlands and steep slopes.

The Lake George Waterkeeper feels the proposed design would be greatly improved and reduce potential impacts to natural resources and water quality through implementing the site design approach of the Low Impact Development (LID) Certification system. Although the wetland buffers are indicated on the site plans, it is stated that these would be permanently protected but it is our opinion the 100-foot width will provide insufficient protection based on the steep slopes present. Understanding the developer has shown “typical building sizes”, the developer should state their intent whether the proposed building locations will remain where indicated or could each future property owner relocate proposed structures, further adding to the disturbance and development impact.

The Waterkeeper offers the following comments to the APA:

**The extent of the recent timber harvesting that has occurred on the property should be included in the application material to assess the total cumulative disturbance and clearing from the existing harvest and proposed development activities.** The APA should be made aware that timber harvesting has recently occurred on the property and these areas of clearing and disturbance should be indicated on the site plans. Upon review of the application material, there will be a 100-foot buffer zone around the wetlands. But has this buffer zone been disturbed by the timber harvest activities and has that buffer been compromised? Will this subdivision result in a property being “double cut” for development? Should the proposed development be concentrated in the areas where clearing and disturbance have already occurred? The APA should require information regarding the timber harvest activities to be included on the site plan.

**The APA should require the applicant to consider conservation subdivision concepts as part of the review to analyze whether there are viable alternative development approaches**



**to minimize clearing, disturbance and impact to natural resources.** Although the application narrative states the use of “contemporary best practices in site planning”, it seems this is a standard subdivision approach without incorporating elements of Low Impact Development or cluster design. It appears to fragment the forest corridor and extends development and disturbance down the steep slopes towards Indian Brook, which is in the northwest corner of the parcel.

**Buffers along the wetlands and streams should be at a greater width than 100 feet to provide necessary protective measures for the natural resources and water quality based on the steep slopes present on the property.** The science regarding the necessary buffer widths to protect water quality and natural resources is supportive for wider buffers for areas containing steep slopes. *“Long-term studies suggest the need for much wider buffers. It appears that a 30m (100 ft) buffer is sufficiently wide to trap sediments under most circumstances, although buffers should be extended for steeper slopes.”<sup>1</sup>* In fact, the Stroud Water Research Center concluded in a 2014 study focusing on riparian forest corridors that streamside forest buffers  $\geq 30\text{m}$  wide are needed to protect the physical, chemical, and biological integrity of small streams (5<sup>th</sup> order or less) when considering subsurface nitrate removal, sediment trapping, stream channel width, channel meandering and bank erosion, temperature, large woody debris and macroinvertebrate and fish communities.<sup>2</sup> The study further states *“that buffers 10m wide can be expected to trap about 65% of sediments delivered by overland flow, while 30m buffers can be expected to trap about 85% of sediments. The increased removal attained by wider buffers represents a small fraction of the total sediments (by mass) but probably a large fraction of the finer silts and clays, which are typically released from narrow buffers in concentrations high enough to impair water quality.”<sup>3</sup>* This is because the finer particles tend to transport phosphorus. All of the streams on the property are first or second order streams and are part of the wetlands therefore are more vulnerable to impacts from an insufficient buffer width.

The importance of the protection of headwater, intermittent and small streams is well documented in scientific research. Headwater streams are important sites for nutrient processing (Peterson *et al.*, 2001) and are strongly influenced by their surrounding catchment, which is their primary source of organic material, nutrients, and sediment (Hynes, 1975; Vannote, *et al.*, 1980).<sup>4</sup> Small streams and wetlands are the source of the nation’s fresh waters, changes that degrade these headwater systems affect streams, lakes, and rivers downstream. The natural processes that occur in small streams and wetlands provide a host of benefits, including flood control, adequate high-quality water, and habitat for a variety of plants and animals. Scientific research shows that healthy headwater systems are critical to the healthy functioning of downstream streams, rivers, lakes and estuaries. To provide the ecosystem services that sustain the health of our nation’s

---

<sup>1</sup> Wenger, S. 1999. *A review of the scientific literature on riparian buffer width, extent and vegetation.* Office of Public Service & Outreach Institute of Ecology, University of Georgia, Athens, GA.

<sup>2</sup> Sweeney, B. 2014. *Streamside Forest Buffer Width needed to protect stream water quality, habitat, and organisms: A Literature Review.* *Journal of the American Water Resources Association (JAWRA)*, January 6, 2014.

<sup>3</sup> Ibid.

<sup>4</sup> Houser, J, *et al.* 2006. *Upland Disturbance, Affects Headwater Stream Nutrients and Suspended Sediments during Baseflow and Stormflow.* *Journal of Environmental Quality*, Madison, WI.

waters, the hydrological, geological, and biological characteristics of small streams and wetlands require protection.<sup>5</sup>

**There is concern about the overall impact from disturbance from the proposed development when considering the cumulative including the individual lots since the concept plan fails to contain information on septic system locations, wells and stormwater management.**

**The concept plan fails to show areas for stormwater management for the roads and does not even mention stormwater management in the application narrative.** This will be considered a major stormwater project under the Lake George Park Commission regulations that will require significant treatment and conveyance of stormwater. The APA must require this to be considered during the conceptual plan design.

The Lake George Waterkeeper appreciates the opportunity to provide recommendations to the APA during the conceptual stages of the review. It is our opinion that the APA should require a redesign of the concept including conservation subdivision alternative and implementing Low Impact Development Certification standards that could make this a model subdivision project for the Lake George basin and the Adirondack Park.

The Waterkeeper would like to thank the Adirondack Park Agency for your consideration and looks forward to working with the Agency to defend the natural resources of Lake George and its watershed.

Sincerely,



Christopher Navitsky, PE  
Lake George Waterkeeper

cc: Chris Belden, AICP – Director of Planning and Zoning, Town of Bolton

---

<sup>5</sup> Meyer, J, et al. 2003. *Where Rivers Are Born: The Scientific Imperative for Defending Small Streams and Wetlands*. American Rivers & Sierra Club.

**From:** [rageabc](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Low density  
**Date:** Wednesday, September 24, 2025 4:40:36 PM

---

You don't often get email from [rageabc@yahoo.com](mailto:rageabc@yahoo.com). [Learn why this is important](#)

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

Following the application for the 2025-0195 Indian Brook preserve, in this low density location within the Adirondack park for 99 acres for 30 building lots is excessive. 3 acres per dwelling. No water or sewer or in that area. And with 100' setbacks from the road it reduces that 3 usable acres for overall use. Also geography, ledge, Topography as the schroon river sits nearby.

Please keep me posted as this moves forward. There are other large parcels in better areas less environmentally sensitive.

Sincerely,

Brian Allen  
Bolton Landing, NY, 12814.

Sent from my Galaxy

**From:** [Kevin Truax](#)  
**To:** [APA Regulatory Programs Comments](#)  
**Subject:** Project - 2025-0195, Indian Brook Preserve, LLC - Davan Korn  
**Date:** Monday, October 6, 2025 1:13:35 PM

---

You don't often get email from kevin@daviesrealty.net. [Learn why this is important](#)

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

**To: Devan Korn**

**Kevin P. Truax**

11 Wastina Way  
Fort Ann, NY 12827  
Email: Ktruax25@yahoo.com Phone: (518) 369-9120

October 6, 2025

**Adirondack Park Agency**

P.O. Box 99  
Ray Brook, NY 12977

**Re: Letter of Support – Proposed 30-Home Subdivision, Town of Bolton, NY  
Project #: 2025-0195**

Dear Adirondack Park Agency Members,

I am writing to express my strong support for the proposed 30-home subdivision in the Town of Bolton, New York. This thoughtfully designed project represents a responsible and well-balanced approach to development within the Adirondack Park—one that will harmonize with the region's natural beauty while providing lasting community benefits.

The plan's design integrates seamlessly with the surrounding landscape and emphasizes environmental stewardship. The inclusion of hiking trails, preserved open space, and a proposed town park will enhance public access and recreation while maintaining the scenic and ecological integrity that defines the Bolton and Lake George area.

This subdivision also places productive use to currently vacant land, supporting the town's continued growth in a manner consistent with the Park's long-term vision. It will expand access to quality housing for residents who wish to live and work in the region while encouraging responsible land management and community connectivity.

In my view, this project reflects the very best principles of thoughtful planning—

balancing preservation with progress and creating a model for sustainable development within the Adirondacks. I respectfully urge the Agency to support its approval.

Thank you for your time and consideration. Sincerely,

**Kevin P. Truax**